

TREE RETENTION CHART					
TREE #	TYPE	DIA (IN)	WEIGHTED DIA (IN)	SAVE (1 = YES)	SAVED DIAMETER
1	FIR	26	26	1	26
2	FIR	20	20	1	20
3	FIR	8	8	1	8
4	FIR	32	32	1	32
5	FIR	24	24	1	24
6	FIR	26	26	1	26
7	FIR	22	22	1	22
8	CEDAR	24	24	0	0
9	FIR	28	28	1	28
10	CEDAR	12	12	1	12
11	CEDAR	24	24	1	24
12	DECIDUOUS	15	15	1	15
13	CEDAR	24	24	1	24
14	ALDER	10	5	0	0
15	FIR	26	26	1	26
16	FIR	10	10	1	10
17	CEDAR	12	12	0	0
18	CEDAR	15	15	0	0
19	CEDAR	24	24	0	0
20	FIR	15	15	1	15
21	CEDAR	8	8	0	0
22	FIR	22	22	1	22
23	FIR	28	28	0	0
24	FIR	24	24	1	24
TOTALS:		479	474	17	358

SITE INTERIOR TREE RETENTION REQUIREMENT: MUST SAVE 30% MIN. OF DIAMETER INCHES OF SIGNIFICANT TREES = TOTAL DIAMETER 474" x 30% = 143"

TOTAL ON-SITE TREES (WEIGHTED DIAMETER) 474"  
30% SAVED TREES REQUIRED: 143"  
TOTAL TREES SAVED PROVIDED: 358"

NOTE:  
ALDER TREE DIAMETER INCHES ARE DISCOUNTED BY A FACTOR OF 0.5. ALL OTHER TREES HAVE A WEIGHING FACTOR OF 1.0.

EXISTING TREE TO BE REMOVED (TYP.)  
EXISTING TREE TO REMAIN (TYP.)  
TREES TO REMAIN ARE NOT PART OF REQUIRED TREES TO BE RETAINED

APPROXIMATE TREE DRIPLINE (TYP.)  
EXISTING TREE TO BE RETAINED (TYP.)  
TREE NUMBER

PEAR  
WALNUT  
APPLE  
DOGWOOD  
ALDER  
FIR  
JUNIPER  
CEDAR

## PROPOSED LEGEND

STORM DRAIN PIPE	CATCH BASIN, TYPE I WITH VANED GRATE
ROOF AND FOOTING DRAIN	CATCH BASIN, TYPE I WITH SOLID COVER
BOUNDARY	CATCH BASIN, TYPE II WITH VANED GRATE
LOT LINE	CATCH BASIN, TYPE II WITH SOLID COVER
RIGHT-OF-WAY	CLEANOUT
GUTTER, FLOW, & CURB LINE	YARD DRAIN
CENTER LINE	OVERFLOW STRUCTURE
EASEMENT	MAILBOX
BUILDING SETBACK LINE (BSBL)	SIGN
SWALE OR DITCH	WATER METER
10' CONTOURS	ASPHALT PAVEMENT
2' CONTOURS	GRAVEL
EXISTING PAVEMENT	CONCRETE
RETAINING WALL	
ROCKERY	
KEystone WALL	
GUARDRAIL	
BARRICADE	
AREA TO BE CLEARED	
CLEARING LIMITS	

## SURVEY LEGEND:

GUY ANCHOR	SET BENCHMARK
POWER POLE W/ TRANSFORMER	QUARTER CORNER MONUMENT
POWER POLE W/ TRANSFORMER & UNDERGROUND CONDUIT	FOUND MONUMENT IN CASE
WATER METER	FOUND PK/MAG NAIL
WATER VALVE	FOUND REBAR AND CAP
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
CATCH BASIN	STORM DRAIN LINE
DRAIN	OVERHEAD POWER AND TELECOMMUNICATIONS
GAS METER	WATER LINE
MAIL BOX	GAS LINE
ROCKERY	WOOD FENCE LINE
CONCRETE WALL	HOG WIRE FENCE LINE
EDGE OF PAVEMENT	CONCRETE PAVING
RECYCLED CONCRETE WALL	ASPHALT PAVING
ROOF OVERHANG	BUILDINGS
CEDAR	
FIR	
DECIDUOUS	
DOGWOOD	

- LOT DRAINAGE TO CONFORM WITH C.O.B. 2010 STORMWATER RULES. PROPOSED ONSITE IMPERVIOUS AREA 8,495 SF PER #3 OF 2010 STORMWATER WORKSHEET.
- INDIVIDUAL DRIVEWAYS TO BE PROVIDED FOR EACH LOT PER C.O.B. STD.

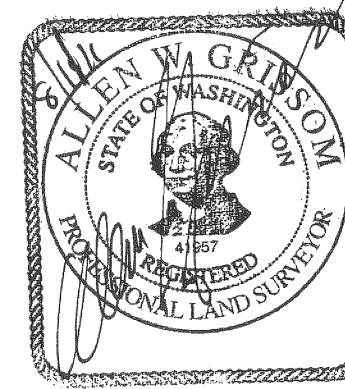
**NOTE**  
ALL STRUCTURES AND APPURTENANCES ON-SITE TO BE REMOVED UNLESS OTHERWISE NOTED.

## SITE DATA:

TOTAL AREA (A):	17,138 SF
MINIMUM LOT SIZE:	8,500 SF
TOTAL NUMBER OF LOTS:	2
ZONING:	R-4
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
SEWAGE DISPOSAL:	CITY OF BELLEVUE
WATER SYSTEM:	CITY OF BELLEVUE
SCHOOL DISTRICT:	BELLEVUE #405
FIRE DISTRICT:	CITY OF BELLEVUE
TELEPHONE SERVICE:	QWEST
POWER:	PUGET SOUND ENERGY
NATURAL GAS:	PUGET SOUND ENERGY
CABLE TV:	COMCAST

## SETBACKS:

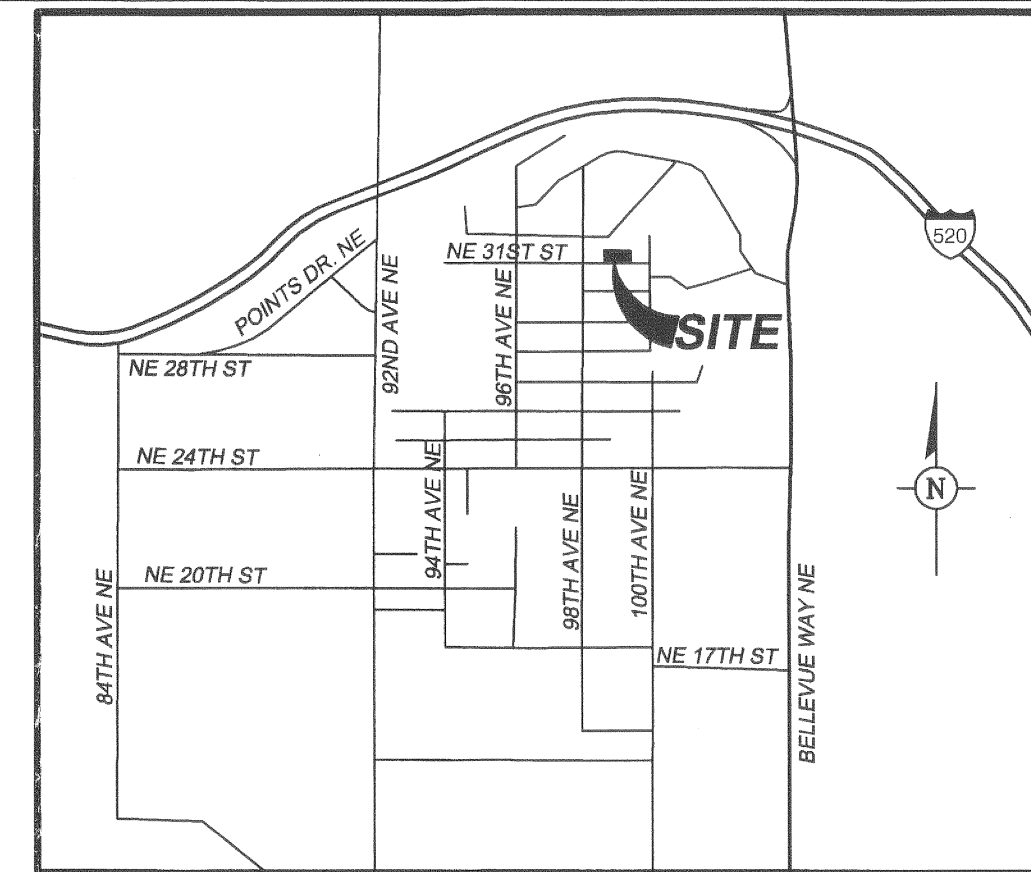
- SIDE = 5', TOTAL OF 15', BOTH SIDES
- FRONT = 20'
- REAR = 20'



Call 2 Working Days Before You Dig  
**1-800-424-5555**  
Utilities Underground Location Center  
(ID, MT, ND, OR, WA)

**CAUTION:**  
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

**SURVEY NOTE:**  
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, J3 CIVIL, LLC CANNOT ENSURE THE ACCURACY AND THERE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



## VICINITY MAP

NOT TO SCALE

## GENERAL INFO:

SITE ADDRESS: 9842 NE 31ST ST  
BELLEVUE, WASHINGTON 98004

OWNER / DEVELOPER: LIN CHEN  
10671 BAMBERTON DRIVE  
RICHMOND, B.C.

ENGINEER: J3 CIVIL, LLC  
125 SHORTLINE DRIVE  
WINLOCK, WASHINGTON 98596  
OFFICE: 425-444-1007  
CONTACT: JERRIT J. JOLMA, PE

SURVEYOR: AXIS SURVEY & MAPPING  
13005 NE 126TH PL  
KIRKLAND, WASHINGTON 98034  
OFFICE: 425-823-5700  
CONTACT: ALLEN W. GRISSOM, PLS

## LEGAL DESCRIPTION:

PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 11-104033-LW RECORDED UNDER RECORDING NUMBER 20110427900003, IN KING COUNTY, WASHINGTON.

## HORIZONTAL DATUM/BASIS OF BEARING:

N00°16'50"W BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 50 AND NO. 669.

NAD 83 (NSRS 2007) WASHINGTON NORTH ZONE

## VERTICAL DATUM: (NAVD 88)

ORIGINATING BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 413, TOP OF 0.5" TOP OF 3X3 CONC. MON IN CASE AT INTERSECTION OF 98TH AVE NE AND NE 29TH ST AS PUBLISHED IN CITY OF BELLEVUE SURVEY CONTROL PROJECT.

ELEVATION: 344.44

TBM 'A' FOUND SITE BENCH MARK AT TOP OF PK NAIL WITH WASHER ±127 SWLY OF SW PROPERTY CORNER.

ELEVATION: 290.00'

## SURVEY NOTES:

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE ALTA COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1322219, DATED MAY 23, 2011, AT 8:00 A.M.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST, AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

THE TOPOGRAPHY DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY PROVIDED BY CLIENT AND FIELD VERIFIED BY AXIS ON JUNE 07, 2011 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-080.

BUILDING LOCATION TIES ARE MEASURED AT RIGHT ANGLES (OR RADIAL) FROM THE PROPERTY LINE AT THE POSITIONS INDICATED. (UNLESS SHOWN OTHERWISE.)

## SCHEDULE B NOTES:

THIS PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE BOUNDARY/LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20110427900003.

THIS PROPERTY SUBJECT TO BOUNDARY LINE ADJUSTMENT COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 20110411000283.

THIS PROPERTY SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9812200368.

THIS PROPERTY SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20070831900004, AS FOLLOWS:

DISCREPANCY BETWEEN THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES AND FENCES.

## REFERENCES:

CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-104033-LW UNDER KING COUNTY AUDITORS FILE NO. 20110427900003

KING COUNTY ASSESSOR'S MAP FOR THE SE 1/4, SEC. 19, TWP. 25N., RGE. 05E., W.M.

PLAT OF 2nd ADDITION TO SUMMIT PLACE RECORDED IN VOLUME 18 OF PLATS, PAGE 21, RECORDS OF KING COUNTY WASHINGTON

RECORD OF SURVEY BY DAVID EVANS & ASSOCIATES, INC., RECORDED UNDER AUDITOR'S FILE NO. 20070381900004, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY DR. STRONG CONSULTING ENGINEERS, RECORDED UNDER AUDITOR'S FILE NO. 20080701900003, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY NORTH SHORE LAND SURVEYING, RECORDED UNDER AUDITOR'S FILE NO. 20090829900013, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY ABA, INC., RECORDED UNDER AUDITOR'S FILE NO. 20000405900002, RECORDS OF KING COUNTY, WASHINGTON.

TOPOGRAPHIC SURVEY BY DAVID EVANS & ASSOCIATES PROVIDED BY CLIENT IN .DWG FORMAT

UTILITY GRID: D-4

PRELIMINARY SHORT PLAT MAP

JAMIESON-BRIGGS SHORT PLAT

9842 NE 31ST ST

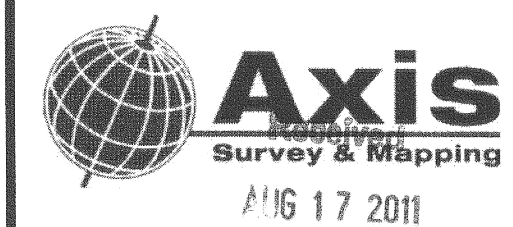
CITY OF BELLEVUE

WASHINGTON

DESIGN GROUP	DATE	REVISION
JERRIT J. JOLMA, P.E.		
PROJECT MANAGER:		
J. JOLMA		
DESIGNED:		
H. ONG		
CADD:		
A. GRISSOM		
CHECKED:		
JUNE 2011		
DATE:		
FILE NAME:		

STAMP NOT VALID UNLESS SIGNED AND DATED

JERRIT J. JOLMA, PE  
125 SHORTLINE DR.  
WINLOCK, WA 98596  
425-444-1007



Permit Processing

JOB NUMBER KHX-002

SHEET NUMBER 1 OF 1